REPLY FORM

In order to be on record, this form may be filled out and mailed to the Planning Manager, at City of Saginaw, Texas, P. O. Drawer 79070, Saginaw, Texas 76179. If you have questions concerning this request, please call the Planning Manager, Susy Victor-Trevino, at 817-230-0440.

The Planning & Zoning Commission Meeting on 11/08/2022 at 6:00 p.m. and the City Council Meeting on 12/06/2022 at 6:00 p.m. is in regards to a request for city-initiated rezoning of multiple parcels, approximately 85 acres of land in Saginaw, Texas, to "NMU" - Neighborhood Mixed-Use District for conformance to the City's Comprehensive Plan.

Name: Randy Mauger - North Forest Office Space

Address: 4645 Wyndham Lane Suite 250B, Frisco, TX, 7503

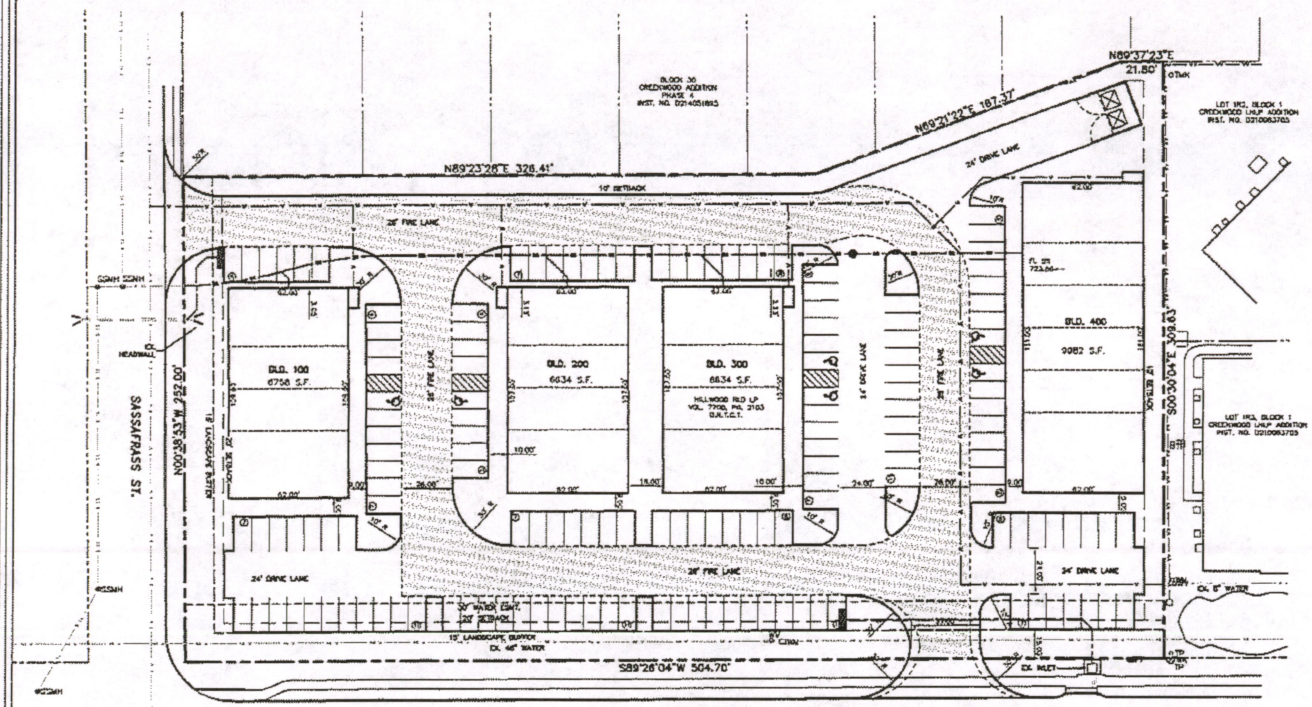
Phone Number: _____

( ) In Favor

(X) Opposed

Reasons and/or Comments:

We are the owners and developers for Site #10 located at Sassafrass and E Bailey Boswell. We were not consulted about this rezoning of our property. We have had a development plan prepared since early 2022 and we have had conversations with Saginaw's Planning, Engineering, and Fire Marshals on our site plan to discuss comments and feedback. We have site plan and architectural approval from Hillwood Group on this site already. We purchased this site in June of this year with the existing Community Commercial zoning in mind during our due diligence. Our building model is very specific and we have only professional office space and medical office space users. The NMU requirements would disrupt our current plan and not work with our design standards (Sec 6-18 NMU Item B). The rear setbacks and build to zone will put us out of our business model we have had since 1982. Our model is exclusively neighborhood services and fits perfectly with the surrounding area and the Community Commercial zoning. The zoning change could have a major detrimental monetary impact on our existing development plans for this property.



SITE DATA TABLE			
PROP. USE	PROFESSIONAL OFFICE		
ADDRESS	BAILEY BOSWELL BLVD.		
GROSS SITE AREA	3.056 ACRES		
ZONING	CC		
CURRENT USE	VACANT		
BUILDING DATA			
BUILDING AREA	30,008 S.F.		
PARKING SUMMARY		REQ.	PROV.
PROFESSIONAL OFFICE	(CITY 1:250)	120	151
	(NFOS 1:200)	150	
HC PARKING		6	6

Scale 1"=30'

No.	DATE	REVISION	APPROV.

PRELIMINARY - FOR REVIEW ONLY. This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. T. E. MIDDLETON, JR. R.P.L.S. 5748

STATE OF TEXAS T. E. MIDDLETON, JR. 5748 REGISTERED PROFESSIONAL LAND SURVEYOR

Middleton & Associates, LLC.
PROJECT ENGINEER:
CONSULTING CIVIL ENGINEERS & LAND PLANNERS
TBPE #-10900 © Copyright 2022
2765 ROCKBROOK DRIVE, SUITE 105
LEWISVILLE, TEXAS 75067 (972) 393-9000

PRELIMINARY CONCEPT PLAN 7

NORTH FOREST OFFICE SPACE
BAILEY BOSWELL BLVD.
SAGINAW, TEXAS

Drawing File: 0057018CONCEPT7.DWG	DATE:	SCALE:	SHEET NO.
Project No. 0057018	3-16-22	1"=30'	1 / 1

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before 6pm

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Nov. 20, 2021

Name: Guadalupe Barreto

Address: 533 Sierra Blanca Dr.
Property own also at 1068 Westcliff Ave.

Phone Number:

( ) In Favor

(X) Opposed

Reasons and/or Comments

First, I want to thank Ms. Victor-Trevino for sharing the information she had regarding this project.

I opposed because not enough information is provided for this issue.

My unanswered questions: What will be the estimated number of units? Human density? What is the plan to alleviate the traffic in the streets around the project.

Both meetings are not scheduled on days that I can attend.

I am a president of a non-profit and our meetings are on Tuesdays.

REPLY FORM

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Name: Roderick Hill

Address: 1113 Sherwood Trl.

Phone Number: [redacted]

(✓) In Favor

( ) Opposed

Reasons and/or Comments

N/A

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Name: Pat Peacock

Address: 1120 Springfield Dr. Saginaw, TX 76179

Phone Number: [illegible]

(X) In Favor

( ) Opposed

Reasons and/or Comments

CITY OF SAGINAW
PLANNING AND ZONING COMMISSION
AUDIENCE PARTICIPATION FORM

In an effort to maintain order, the following policy has been adopted for anyone wishing to speak during an item listed on the agenda. ***PLEASE NOTE: PRESENTATIONS/COMMENTS ARE LIMITED TO 3 MINUTES PER PERSON.***

1. Complete the information at the bottom of this form and give the form to the Public Works Director. The form will be given to the Chairman and he will call on you during the item.

2. When the Chairman calls you to speak, you will need to speak from the podium. Before you begin your remarks, state your name and address for the official record.

DECLINED

Date: NOV 8, 2022

Item Number: PZ1122-01 Do you wish to speak *FOR* or *AGAINST* the item? _____

Subject: REZONING

Name: MARTY RADER

Address: _____

Telephone: _____ E-Mail: _____

CITY OF SAGINAW
PLANNING AND ZONING COMMISSION
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Date: 11/8/22

Item Number: _____ Do you wish to speak *FOR* or *AGAINST* the item? Concerned

Subject: Rezoning

Name: Peter Drolet

Address: 917 Misty Brook Ct

Telephone: _____ E-Mail: _____

CITY OF SAGINAW
PLANNING AND ZONING COMMISSION
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Date: 11/8/22

Item Number: _____ Do you wish to speak *FOR* or *AGAINST* the item? AGAINST

Subject: PROPERTY ID NMU ZONING

Name: ADAM BURKE

Address: 305 N HEATHERWILDE DR STE 250, PFLUGERVILLE, TX 78660

Telephone: [redacted] E-Mail: [redacted]

CITY OF SAGINAW
PLANNING AND ZONING COMMISSION
AUDIENCE PARTICIPATION FORM

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Date: NOV 8, 2022 PARCEL 6
Item Number: P21122-01 Do you wish to speak *FOR* or *AGAINST* the item? _____

Subject: REZONING

Name: LARRY FRAZIER
Address: 8073 EAGLE MOUNTAIN CIRCLE
Telephone: _____ E-Mail: _____